

ATTACHMENT J58

Sheppard AFB ROW Exhibits

This attachment includes the exhibits (A through D) for the Grant of Right-of-Way (Attachment J51) and specific to the utility systems on Sheppard AFB. This attachment is divided into four parts specific to each type of utility system (i.e. electric, natural gas, water, and wastewater). Each part includes the Grant of Right-of-Way exhibits specific to a utility system. The exhibits provide descriptive information for the utility system Right-of-Way. The exhibits are; Exhibit A (maps), Exhibit B (points of demarcations), Exhibit C (physical condition reports), and Exhibit D (environmental baseline survey).

The four parts of this attachment are:

- Part 1 - Electric Distribution System Exhibits A through D
- Part 2 - Natural Gas Distribution System Exhibits A through D
- Part 3 - Water Distribution System Exhibits A through D
- Part 4 - Wastewater Collection System Exhibits A through D

PART 1, EXHIBIT A

Sheppard AFB Electric System Maps

Maps are available, by request to the PCO, in Microstation format on CD. The following files are included on the CD entitled “*Sheppard Air Force Base Electric Utility System.*”

- base.dgn
- Kafb99br-BW.mst
- SHEPPARD-ELECTRIC.TXT
- sheppelectric.mst
- SHelectric.dlv
- readme3.doc

PART 1, EXHIBIT B

Sheppard AFB Electric System Description of Premises

Electric Distribution System Description

The electric distribution system at Sheppard AFB may be composed of substations with outdoor switchgear, overhead and underground conductors, utility poles, duct lines, raceways, manholes, pad-mount and pole-mount transformers, transformer pads, meters, and instrumentation related to metering of electricity delivered to end users throughout the Base.

Electric Distribution System Rights-Of-Way

Where the utility is installed overhead, a 26-foot-wide right-of-way extending 13 feet on each side of the utility, as installed.

Where the utility is installed underground, a 26-foot-wide right-of-way extending 13 feet on each side of the utility, as installed.

Electric Distribution System Points of Demarcation

The point of demarcation is defined as the point on the distribution system where ownership changes from the utility owner to the building owner. This point of demarcation will typically be at the point the utility enters a building structure or the load side of a transformer within a building structure. The table below identifies the type and general location of the point of demarcation with respect to the building for each scenario.

Point of Demarcation	Applicable Scenario	Sketch
Point of demarcation is the line side of the main panel in the structure. <i>Note: Disconnect switch may be installed at the structure at any time. Disconnect switch will become the point of demarcation.</i>	Pad Mounted Transformer located outside of structure with underground service to the structure and no meter exists.	

Point of Demarcation	Applicable Scenario	Sketch
Down current side of the meter	Residential service (less than 200 amps and 240V 1-Phase), and three phase self contained meter installations. Electric Meter exists within five feet of the exterior of the building on an underground secondary line.	<p>Distribution Line</p> <p>Meter</p> <p>Pad Mounted Transformer</p> <p>Structure</p> <p>Point of Demarcation</p> <p>Distribution Line</p>
Point of demarcation is the line side of the main panel in the structure. <i>Note: Disconnect switch may be installed at the structure at any time. Disconnect switch will become the point of demarcation.</i>	Three Phase CT metered service.	<p>Distribution Line</p> <p>Point of Demarcation</p> <p>Main Panel</p> <p>Service Line</p> <p>Structure</p> <p>Meter</p> <p>Pad Mounted Transformer</p> <p>Distribution Line</p>
Point of demarcation is the line side of the main panel in the structure.	Transformer located inside of structure and an isolation device is in place with or without a meter <i>Note: Utility Owner must be granted 24-hour access to transformer room.</i>	<p>Distribution Line</p> <p>Point of Demarcation</p> <p>Main Panel</p> <p>Service Line</p> <p>Structure</p> <p>Meter</p> <p>Pad Mount Transformer</p> <p>Isolation Device</p> <p>Distribution Line</p>
Point of demarcation is the line side of the main panel in the structure.	Transformer located inside of structure with no isolation device in place. <i>Note: Utility Owner must be granted 24-hour access to transformer room.</i>	<p>Distribution Line</p> <p>Point of Demarcation</p> <p>Main Panel</p> <p>Service Line</p> <p>Structure</p> <p>Meter</p> <p>Pad Mounted Transformer</p> <p>Distribution Line</p>
Point of demarcation is the secondary side of the meter or the line side of the disconnect or junction box. <i>Note: The government retains ownership of the weatherhead, conduit, and if present meter housing</i>	Service maybe Three Phase CT or Residential. Electric meter, disconnect, or junction box is connected to the exterior of the building on an overhead secondary line.	<p>Service Line</p> <p>Utility Pole</p> <p>Pole Mounted Transformer</p> <p>Structure</p> <p>Meter, Disconnect Switch, or Junction Box</p> <p>Point of Demarcation</p>
Point of demarcation is the line side of the main panel in the structure. <i>Note: Disconnect switch may be installed at any time. Disconnect switch will become the point of demarcation.</i>	Pole Mounted Transformer located outside of structure with secondary attached to outside of structure with no meter.	<p>Utility Pole</p> <p>Service Line</p> <p>Structure</p> <p>Main Panel</p> <p>Pole Mounted Transformer</p> <p>Point of Demarcation</p>

Unique Points of Demarcation

Building No.	Point of Demarcation Description
Airfield Lighting	The point of demarcation for airfield lighting is the line side of the disconnect switch in the building or vault housing the airfield lighting equipment.
Cable TV amplifiers fed directly from transformers	For connections from the electric distribution system to Cable TV amplifiers, the cable service provider and the privatization contractor will establish the points of demarcation.
Emergency Warning Sirens fed directly from transformers	The point of demarcation for Emergency Warning Sirens will be the disconnect switch closest to the siren. Sirens will be owned and maintained by others.
Airport Beacon Lights on buildings or water towers	The point of demarcation is the disconnect switch that supplies power to the airport beacon lights.
Air Force owned Traffic Signals	Air Force owned traffic signals are included in the privatization. This includes all appurtenances to and including the lights, controls, poles, and sensors.

Plants and Substations

Subject to all conditions set forth in the Grant of Rights-Of-Way the Grantor grants to the Grantee an exclusive right-of-way for electrical plants and substations as described below.

Description	Facility Number	State Coordinates	Other Information
Main Substation			

Note: Grantor retains access rights for Fire Department emergency response.

PART 1, EXHIBIT C

Sheppard AFB Electric System Physical Condition Report

The Physical Condition Report will be completed at the time of privatization award and will be documented in the form of a video prepared by the Government and successful Offeror.

PART 1, EXHIBIT D

Sheppard AFB Electric System Environmental Baseline Survey

An Environmental Baseline Survey was prepared by Earth Tech. The document is under separate cover and titled "Utility System Privatization Environmental Baseline Survey, Sheppard Air Force Base, San Antonio, Texas", September 1999.

PART 2, EXHIBIT A

Sheppard AFB Natural Gas Distribution System Maps

Maps are available, by request to the PCO, in Microstation format on CD. The following files are included on the CD entitled "*Sheppard Air Force Base Natural Gas Utility System.*"

- base.dgn
- Kafb99br-BW.mst
- SHEPPARD-GAS.TXT
- sheppgas.mst
- SHgas.dlv
- readme3.doc

PART 2, EXHIBIT B

Sheppard AFB Natural Gas Distribution System Description of Premises

Natural Gas Distribution System Description

The natural gas distribution system at Sheppard AFB may be composed of the district regulator stations, distribution mains, valves, valve boxes, service lines, regulators, and meters used to deliver natural gas to end users throughout the Base. Cathodic protection system components including but not limited to anodes and test stations, out-of-service distribution mains, and service lines are also part of the natural gas distribution system.

Natural Gas Distribution System Rights-Of-Way

A 26-foot-wide right-of-way extending 13 feet on each side of the utility, as installed.

Natural Gas Distribution System Points of Demarcation

The point of demarcation is defined as the point on the distribution system where ownership changes from the utility owner to the building owner. The table below identifies the type of service and general location of the point of demarcation with respect to the building served.

Point of Demarcation	Applicable Scenario	Sketch
The point of demarcation is the down stream side of the natural gas meter.	Natural gas service to the building is metered.	<p>The sketch shows a rectangular box labeled 'Structure' on the left. A horizontal line representing the 'Distribution Line' runs from the right towards the structure. A vertical line labeled 'Service Line' connects the 'Distribution Line' to the 'Structure'. A 'Meter' is located on the 'Service Line' between the 'Structure' and the 'Distribution Line'. A vertical line with arrows at both ends, labeled 'Point of Demarcation', is positioned at the meter. The 'Distribution Line' is labeled at both ends with arrows pointing right.</p>
The point of demarcation is the down stream side of the pressure regulator.	Natural gas service to the building is regulated but not metered.	<p>The sketch shows a rectangular box labeled 'Structure' on the left. A horizontal line representing the 'Distribution Line' runs from the right towards the structure. A vertical line labeled 'Service Line' connects the 'Distribution Line' to the 'Structure'. A 'Pressure Regulator' is located on the 'Service Line' between the 'Structure' and the 'Distribution Line'. A vertical line with arrows at both ends, labeled 'Point of Demarcation', is positioned at the pressure regulator. The 'Distribution Line' is labeled at both ends with arrows pointing right.</p>

Point of Demarcation	Applicable Scenario	Sketch
Point of demarcation is the down stream side of the gas meter.	Gas meter downstream of pressure regulator on service line feeding the facility.	
Point of demarcation is the down stream side of the pressure regulator.	Pressure regulator downstream of gas meter on service line feeding the facility.	
Point of demarcation is the closest shutoff valve to the exterior of the building.	No meter or regulator exists at the facility.	

Unique Points of Demarcation

The following table list anomalous points of demarcation that do not fit any of the above scenarios.

Building No.	Point of Demarcation Description
None	

Plants

Subject to all conditions set forth in the Grant of Rights-Of-Way the Grantor grants to the Grantee a right-of-way for plants as described below.

Description	Facility Number	State Coordinates	Other Information
Main Base Regulation Station			
Medical Training Center Regulation Station			

Note: Grantor retains access rights for Fire Department emergency response.

PART 2, EXHIBIT C

Sheppard AFB Natural Gas Distribution System Physical Condition Report

The Physical Condition Report will be completed at the time of privatization award and will be documented in the form of a video prepared by the Air Force and successful Offeror.

PART 2, EXHIBIT D

Sheppard AFB Natural Gas Distribution System Environmental Baseline Survey

An Environmental Baseline Survey was prepared by Earth Tech. The document is under separate cover and titled "Utility System Privatization Environmental Baseline Survey, Sheppard Air Force Base, San Antonio, Texas", September 1999.

PART 3, EXHIBIT A

Sheppard AFB Water Distribution System Maps

Maps are available, by request to the PCO, in Microstation format on CD. The following files are included on the CD entitled "*Sheppard Air Force Base Water Utility System.*"

- base.dgn
- Kafb99br-BW.mst
- SHEPPARD-WATER.TXT
- sheppwater.mst
- SHgwat.dlv
- readme3.doc

PART 3, EXHIBIT B

Sheppard AFB Water Distribution System

Description of Premises

Water Distribution System Description

The water distribution system at Sheppard AFB may be composed of wells, well pumps, supporting emergency generator sets, water treatment equipment, chlorinators, water distribution mains, meters, booster station pumps, storage tanks, reservoirs, cathodic protection systems, all related electrical controls, and computer hardware and software used to operate and control the production and delivery of water throughout the water distribution system. Water Distribution System Rights-Of-Way

A 26-foot-wide right-of-way extending 13 feet on each side of the utility for pipe sizes of 24 inches and less and a 50-foot-wide right-of-way extending 25 feet on each side of the utility for pipe sizes of greater than 24 inches.

Water Distribution System Points of Demarcation

The point of demarcation is defined as the point on the piping system where ownership changes from the utility owner to the building owner. The table below identifies the general locations of these points with respect to the building served.

Point of Demarcation	Applicable Scenario	Sketch
Point of demarcation is the downstream side of the Water Meter or Valve (closest apparatus to the exterior of the structure)	Water meter or valve is located on the service line entering the structure within 25 feet of the exterior of the structure.	
Point where the service line enters the structure. <i>Note: Service valve may be installed within 25 feet of the structure at any time. Downstream side of the Service valve will become the point of demarcation.</i>	No water meter, backflow device, or valve exists on the service line entering the structure within 25 feet of the exterior of the structure.	

Point of Demarcation	Applicable Scenario	Sketch
Point of demarcation is the upstream side of the backflow device.	Irrigation system fed directly from distribution system.	<p>The sketch shows a horizontal distribution pipe with arrows indicating flow direction. A vertical line representing the 'Irrigation System' is connected to the pipe. A 'Backflow Device or Valve' is located at the connection point. The 'Point of Demarcation' is marked on the distribution pipe upstream of the backflow device. A 'Service Line' is shown as a vertical line branching off the distribution pipe to the right.</p>
Point of demarcation is the downstream side of the Water Meter.	Water meter is located on the service line entering the structure.	<p>The sketch shows a horizontal distribution pipe with arrows indicating flow direction. A vertical line representing the 'Structure' is connected to the pipe. A 'Water Meter' is located on the service line entering the structure. The 'Point of Demarcation' is marked on the distribution pipe downstream of the water meter. A 'Service Line' is shown as a vertical line branching off the distribution pipe to the right.</p>
Point of demarcation is the upstream side of the PIV valve.	Fire suppression system on dedicated feed from water main.	<p>The sketch shows a horizontal distribution pipe with arrows indicating flow direction. A vertical line representing the 'Structure' is connected to the pipe. A 'Fire Suppression Service Line' is shown as a vertical line branching off the distribution pipe to the right. A 'PIV Valve' is located at the connection point. The 'Point of Demarcation' is marked on the distribution pipe upstream of the PIV valve.</p>
Point of demarcation is the upstream side of the PIV valve.	Fire suppression system on the same feed as domestic service from water main and service line has PIV valve.	<p>The sketch shows a horizontal distribution pipe with arrows indicating flow direction. A vertical line representing the 'Structure' is connected to the pipe. A 'Domestic service' line is shown as a vertical line branching off the distribution pipe to the right. A 'PIV valve' is located at the connection point. The 'Point of Demarcation' is marked on the distribution pipe upstream of the PIV valve. A 'Fire Suppression Supply' line is shown as a vertical line branching off the distribution pipe to the right.</p>
Point of demarcation is where the service enters the building. <i>Note: Service valve may be installed within 25 feet of the structure at any time. Service valve will become the point of demarcation.</i>	Fire suppression system on the same feed as domestic service from water main and service line does not have PIV valve or service valve within 25 feet of structure.	<p>The sketch shows a horizontal distribution pipe with arrows indicating flow direction. A vertical line representing the 'Structure' is connected to the pipe. A 'Domestic service' line is shown as a vertical line branching off the distribution pipe to the right. A 'Service valve' is located at the connection point. The 'Points of Demarcation' are marked on the distribution pipe upstream of the service valve. A 'Fire Suppression Supply' line is shown as a vertical line branching off the distribution pipe to the right.</p>

Unique Points of Demarcation

The following table list anomalous points of demarcation that do not fit any of the above categories.

Building No.	Point of Demarcation Description
None	

Plants and Towers

Subject to all conditions set forth in the Grant of Rights-Of-Way the Grantor grants to the Grantee a right-of-way for plants and towers as described below.

Description	Facility Number	State Coordinates	Other Information
Ground Surface Storage Tank			1,500,000 gallon
Ground Surface Storage Tank			500,000 gallon
Elevated Storage Tank			500,000 gallon
Elevated Storage Tank			500,000 gallon

Note: Grantor retains access rights for Fire Department emergency response.

PART 3, EXHIBIT C

Sheppard AFB Water Distribution System Physical Condition Report

The Physical Condition Report will be completed at the time of privatization award and will be documented in the form of a video prepared by the Air Force and successful Offeror.

PART 3, EXHIBIT D

Sheppard AFB Water Distribution System Environmental Baseline Survey

An Environmental Baseline Survey was prepared by Earth Tech. The document is under separate cover and titled "Utility System Privatization Environmental Baseline Survey, Sheppard Air Force Base, San Antonio, Texas", September 1999.

PART 4, EXHIBIT A

Sheppard AFB Wastewater Collection System Maps

Maps are available, by request to the PCO, in Microstation format on CD. The following files are included on the CD entitled "*Sheppard Air Force Base Wastewater Utility System.*"

- base.dgn
- Kafb99br-BW.mst
- sansewer.mst
- SHEPPARD-WASTE.TXT
- SHsewer.dlv
- readme3.doc

PART 4, EXHIBIT B

Sheppard AFB Wastewater Collection System Description of Premises

Wastewater Collection System Description

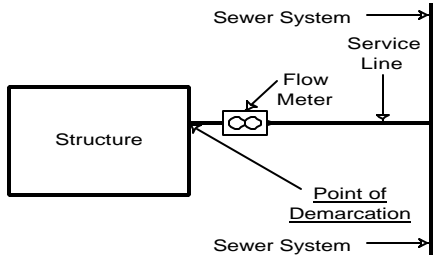
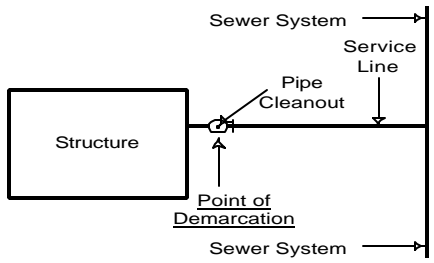
The wastewater collection system at Sheppard AFB may be composed of collection piping, manholes, final discharge meters, lift stations, supporting emergency generators sets (if any), and electrical controls associated with the lift stations and emergency generator sets.

Wastewater Collection System Rights-Of-Way

A 26-foot-wide right-of-way extending 13 feet on each side of the utility for pipe sizes of 24 inches and less and a 50-foot-wide right-of-way extending 25 feet on each side of the utility for pipe sizes of greater than 24 inches.

Wastewater Collection System Points of Demarcation

The point of demarcation is defined as the point on the wastewater collection pipe where ownership changes from the utility owner to the building owner. The table below identifies the general locations of these points with respect to the building served.

Point of Demarcation	Applicable Scenario	Sketch
Point where the service line exits the structure <i>Note: A new cleanout device should be installed within 25' of building during any stoppage or maintenance action. The downstream side of the cleanout device will then become the new point of demarcation.</i>	Wastewater system flow meter is located on the service line exiting the structure.	
Point of demarcation is the downstream side of the cleanout device.	No flow meter exists and a wastewater system cleanout is located within 25 feet of the building perimeter on the service line exiting the structure.	

Point of Demarcation	Applicable Scenario	Sketch
Point where the service line exits the structure <i>Note: A new cleanout device should be installed within 25' of building during any stoppage or maintenance action. The downstream side of the cleanout device will then become the new point of demarcation.</i>	No flow meter or cleanout exists within 25 feet of the building perimeter on the service line exiting the structure.	
Point of demarcation is the downstream side of grease trap or oil/water separator.	Grease trap or Oil/water separator	

Unique Points of Demarcation

Building No.	Point of Demarcation Description
Sanitary sewer lift station electrical supply	The point of demarcation is from the line side of the control panel for the lift station.
Connection to Public Sanitary Sewer System	The point of demarcation is where the wastewater collection system exits the base boundary.

Plants

Subject to all conditions set forth in the Grant of Rights-Of-Way the Grantor grants to the Grantee a right-of-way for plants as described below.

Description	Facility Number	State Coordinates	Other Information
None			

Note: Grantor retains access rights for Fire Department emergency response.

PART 4, EXHIBIT C

Sheppard AFB Wastewater Collection System Physical Condition Report

The Physical Condition Report will be completed at the time of privatization award and will be documented in the form of a video prepared by the Air Force and successful Offeror.

PART 4, EXHIBIT D

Sheppard AFB Wastewater Collection System Environmental Baseline Survey

An Environmental Baseline Survey was prepared by Earth Tech. The document is under separate cover and titled "Utility System Privatization Environmental Baseline Survey, Sheppard Air Force Base, San Antonio, Texas", September 1999.

Table of Contents

SHEPPARD AFB ROW EXHIBITS	1
SHEPPARD AFB ELECTRIC SYSTEM MAPS	2
SHEPPARD AFB ELECTRIC SYSTEM DESCRIPTION OF PREMISES	3
ELECTRIC DISTRIBUTION SYSTEM DESCRIPTION.....	3
ELECTRIC DISTRIBUTION SYSTEM RIGHTS-OF-WAY	3
ELECTRIC DISTRIBUTION SYSTEM POINTS OF DEMARCATION	3
UNIQUE POINTS OF DEMARCATION	5
PLANTS AND SUBSTATIONS.....	5
SHEPPARD AFB ELECTRIC SYSTEM PHYSICAL CONDITION REPORT	2
SHEPPARD AFB ELECTRIC SYSTEM ENVIRONMENTAL BASELINE SURVEY	3
SHEPPARD AFB NATURAL GAS DISTRIBUTION SYSTEM MAPS	4
SHEPPARD AFB NATURAL GAS DISTRIBUTION SYSTEM DESCRIPTION OF PREMISES	5
NATURAL GAS DISTRIBUTION SYSTEM DESCRIPTION.....	5
NATURAL GAS DISTRIBUTION SYSTEM RIGHTS-OF-WAY	5
NATURAL GAS DISTRIBUTION SYSTEM POINTS OF DEMARCATION	5
UNIQUE POINTS OF DEMARCATION	6
PLANTS.....	6
SHEPPARD AFB NATURAL GAS DISTRIBUTION SYSTEM PHYSICAL CONDITION REPORT	7
SHEPPARD AFB NATURAL GAS DISTRIBUTION SYSTEM ENVIRONMENTAL BASELINE SURVEY	8
SHEPPARD AFB WATER DISTRIBUTION SYSTEM MAPS	9
SHEPPARD AFB WATER DISTRIBUTION SYSTEM DESCRIPTION OF PREMISES	10
WATER DISTRIBUTION SYSTEM DESCRIPTION.....	10
WATER DISTRIBUTION SYSTEM POINTS OF DEMARCATION	10
UNIQUE POINTS OF DEMARCATION	12
PLANTS AND TOWERS.....	12
SHEPPARD AFB WATER DISTRIBUTION SYSTEM PHYSICAL CONDITION REPORT	13
SHEPPARD AFB WATER DISTRIBUTION SYSTEM ENVIRONMENTAL BASELINE SURVEY	14
SHEPPARD AFB WASTEWATER COLLECTION SYSTEM MAPS	15
SHEPPARD AFB WASTEWATER COLLECTION SYSTEM DESCRIPTION OF PREMISES	16
WASTEWATER COLLECTION SYSTEM DESCRIPTION.....	16
WASTEWATER COLLECTION SYSTEM RIGHTS-OF-WAY	16
WASTEWATER COLLECTION SYSTEM POINTS OF DEMARCATION.....	16
UNIQUE POINTS OF DEMARCATION	17
PLANTS.....	17
SHEPPARD AFB WASTEWATER COLLECTION SYSTEM PHYSICAL CONDITION REPORT	18
SHEPPARD AFB WASTEWATER COLLECTION SYSTEM ENVIRONMENTAL BASELINE SURVEY	19
TABLE OF CONTENTS	I